

**From:** [REDACTED]  
**To:** [External Email for Local Plans](#)  
**Subject:** Objections to Inclusion of land adjacent Wildwood Estate in The Publication Plan  
**Date:** 23 December 2022 11:43:11

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To whom it may concern,

We hereby formally lodge our objections to proposed inclusion of land adjacent to the Wildwood estate in The Publication Plan and subsequent Local Plan with a minimum of 81 houses (potentially 160), on the following grounds:

- Impact on road infrastructure – this is struggling to cope following the development of the Staffordshire Police HQ Site on the A34 Cannock Road. Currently at peak hours there is virtual gridlock as far as the B&Q Store on the A34 Lichfield Road. This is already set to get worse with the construction of circa 358 – 365 homes (Victoria Gate) on the former GEC site.
- Impact of local amenities – without expansion of GP, Dental Practice, School and Hospital capacity locally and across Stafford there is no capacity to accommodate the needs of the families. The situation is compounded by the absence of new medical and dental facilities and schools being included in the Victoria Gate and other housing developments across Stafford. As such this will effectively be an expansion of Stafford that rather than being of benefit financially or otherwise to the local area and Stafford Council will be to the detriment owing to the pressure on the local infrastructure and amenities. There will be no financial contribution to maintaining the infrastructure or amenities that the home owners will quite understandably expect to access. Merely arguing that the development when viewed in isolation is too small to require investment in infrastructure and amenities is wrong. The cumulative impact of proposed and current developments in and around Stafford must be taken into consideration.
- Impact on Green Belt and local environment – this is farmland not brownfield land that provides in itself an amenity in terms of bring Wildwood residents closer to nature and benefiting their mental wellbeing. There is also the issue of biodiversity loss through the construction of homes. I have yet to see a development that is truly nature positive.
- Impact on UK Net Zero 2050 Commitment – unless these homes are constructed to Passivhaus standards and do not rely on gas boilers for heating they will collectively increase Scope 1, 2 and 3 emissions at a time when the UK and local councils need to do more. Merely arguing that they will comply with building regulations and citing the use of hydrogen ready boilers and a commitment to phase out gas boilers from 2035 is not acceptable. These proposed houses will never use green hydrogen albeit as a 20% blend in the natural gas supply and even if they did it would merely be a temporary fix as part of the transition to Net Zero that would require the homeowners to fund the decarbonisation of their heating at some point.

We therefore, respectfully ask that this proposal be removed from the Plan.

Yours,

Mr Mark Hill and Mrs Tai-See Hill